GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Housing Department - Sanction of 55,000 (Fifty Five Thousand) Houses in Rural areas under NTR Rural Housing (G) dovetailing with PMAY (G) for the Year 2016-17 – Orders - Issued.

HOUSING (R&UH.A1) DEPARTMENT

G.O.RT.No.104 Dt:22.08.2016

Read the following:-

1. G.O. Rt. No 90, Housing (R & UH.A1) Dept., dt. 20.07.2016.
2. Minutes of Hon'ble CM review meeting held on 10.08.2016
3. From the MD., APSHCL, Lr.No.2220/APSHCL/E&P/NTR Housing/2015-16, dt. 11.08.2016.

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ORDER:-

In the G.O. 1st read above, Government accorded permission to sanction of 2,00,000 (Two lakh) houses under NTR Rural Housing Programme dovetailing with PMAY-G and MGNREGS during 2016-17 with the unit cost of Rs.2,25,000/- per house.

2. During the CM's review meeting on 10.08.2016 the Hon'ble CM directed to take necessary actions immediately for implementation of NTR Rural Housing (G) programme duly dovetailing with PMAY-G and MGNREGS to take up 55,000 houses for the year 2016-17 with a unit cost of Rs. 2.00 lakhs with a plinth area of house as 275 sft including toilet.

3. In the letter 3rd read above, the Managing Director, A.P. State Housing Corporation Limited has furnished the revised proposals for sanction of 55,000 houses Centrally sponsored "NTR Rural Housing dovetailing with PMAY-G and MGNREGS" during 2016-17 along with Mode of construction, Plinth area, Financing pattern, Mobilisation of loan, Flexibility in Type design in super session of orders issued vide G.O. Rt No.90 Housing (R&UH.A1) Dept. dt:20.07.2016.

4. Government after careful consideration of the circumstances reported by the Managing Director, A.P. State Housing Corporation Ltd., and in supersession of the orders issued vide G.O. Rt No. 90, Housing (R&UH.A1) Department, dt.20.07.2016, hereby accord permission to sanction 55,000 (Fifty Five Thousand) houses under NTR Rural Housing Programme dovetailing with PMAY –G and MGNREGS during 2016-17 with the unit cost of Rs.2,00,000/- per house. The Mode of construction, Plinth Area, Financing pattern are as detailed below:-

(a) No of houses: 55,000 houses dovetailing with PMAY-G and MGNREGS.
(b) Mode of construction: Beneficiary mode of construction.
(c) Plinth area: Plinth area of **275** Sft including toilet.
(d) Unit cost: The unit cost of a house is Rs.2,00,000/- with financing pattern as listed below:

Sl. No	Source	Unit cost in Rupees	
		Plain areas	IAP Districts *
I	**Subsidy from Housing**		
1	GoI Subsidy	72,000	78,000
2	GoAP Subsidy	48,000	52,000
	Total	**1,20,000**	**1,30,000**
II	**MGNREGS funds ****	**58,260**	**58,260**
III	**Others**		
1	GoAP Addl. subsidy for ISL	3,000	3,000
2	Loan	18,740	8,740
	Total Unit cost	**2,00,000**	**2,00,000**

* Srikakulam, Vizianagaram, Visakhapatnam & East Godavari districts were identified as IAP districts.

(PTO)

**** MGNREGS Funds Break up**

a. 90 Days Wage component @ Rs 194/ Day	:	Rs. 17,460 /-
b. 2400 Bricks making @ Rs 12 per brick	:	Rs. 28,800 /-
c. Toilet	:	Rs. 12,000 /-
Total	:	Rs. **58,260 /-**

(e) **Flexibility in Type design:** Minimum plinth area of the house is 275 sft. Suggestive type designs will be made available to the beneficiaries with flexibility to have appropriate Type Design based on the site conditions with minimum plinth area of 275 sft.

(f) **District wise distribution of houses:** As per the directions of GoI and financial allocation made under PMAY-G, targets are worked out to 55,000 houses with unit assistance of Rs. 1,20,000/- for plain areas and Rs.1,30,000/- for IAP districts. The District Collectors shall workout the Block-wise, Mandal-wise targets.

(g) **Validation of available SECC data**: The GoI has provided the beneficiary data drawn from SECC-2011 duly completing 13 point validation. Since the SECC data is collected during 2011, it shall again be validated by GramaSabha based on actual facts on ground. If the household has constructed a pucca house or migrated or allotted a house under any Government scheme, subsequent to survey, Grama Sabha shall delete such names. The appellate committees consisting at least 3 members at district level are to be formed immediately to redress the grievances received for additions during GramaSabhas.

(h) **Selection of beneficiaries:** To implement the scheme by dovetailing with PMAY-G and MGNREGS. Hence 13 point validation shall be done for all the beneficiaries under Centrally sponsored NTR housing programme. Selection of eligible beneficiaries for the year 2016-17 shall be done from out of SECC data validated by GramaSabhas. The applications received under various programs like Janmabhoomi, Meekosam may be examined and verified during the GramaSabha including collection of any additional applications, if need be.

(i) **Caste composition:** As per guidelines of GoI, 60% houses are to be allocated to SCs / STs. 5.98% of houses are allotted to Minorities in proportion to their population in rural areas. Remaining houses are allotted to general category.

(j) 3% of the houses shall be sanctioned to the beneficiaries with disabilities (at least 40% disability) within the caste composition.

(k) **Administrative sanction**: The District Collector shall accord Administrative Sanction only for eligible beneficiaries after completing 13 point validation and sanctioned list shall be entered in GoI website “AwaasSoft” and APSHCL website. The list shall be displayed in the notice board of all Gram Panchayats for wider dissemination and to ensure transparency.

(l) **Mobilization of Loan:** Government shall issue necessary guarantee to mobilize required loan from HUDCO or any other agency.

5. The financial commitment on the Government of AP to take up 55,000 houses under Centrally sponsored NTR Rural Housing will be as listed below:-

1. Housing @ Rs.52,000/- / Rs.48,000/-	269.33crores
2. MGNREGS & ISL Share @ Rs.5,826 + 3,000 = 8,826/-	48.54 crores
Total	**317.87crores**

(Contd...)

6. The District Collectors / Executive Directors of A.P. State Housing Corporation Ltd shall directed to distribute the Mandal - wise targets within the District in consultation with the District in-charge Minister or otherwise.

7. The Managing Director, A.P. State Housing Corporation Ltd., informed that the Additional operational guidelines of the above programme will be issued separately.

8. The Managing Director, A.P. State Housing Corporation Ltd., shall take necessary further action in the matter accordingly.

(BY ORDER AND IN THE NAME OF GOVERNOR OF ANDHRA PRADESH)

DINESH KUMAR
SPECIAL CHIEF SECRETARY TO GOVERNMENT

To
The Managing Director,
A.P. State Housing Corporation Ltd., Hyderabad.
All the District Collectors / Executive Directors, APSHCL
The PS to M(RD, Housing &San)
The Addl. Secretary to CM.
The PR&RD Department.
The PS to Spl. Chief Secretary (Housing)
SF / SC

//FORWARDED :: BY ORDER//

SECTION OFFICER